



# 200 STRAND

LONDON WC2

12,000 sq ft refurbished, self-contained building located opposite the Royal Courts of Justice.



# EXCEPTIONAL HEADQUARTERS OPPORTUNITY

200 Strand is being comprehensively refurbished to create a distinguished headquarters opportunity, well suited to the requirements of a modern business. The building will feature a new reception, with the option to deliver a more formal and impressive arrival experience.

The available accommodation provides 12,152 sq ft of office space arranged over seven floors. Throughout, the building benefits from excellent levels of natural light, high-quality new end-of-trip facilities, a passenger lift, and dedicated WC facilities on each floor.



CGI - Exterior with new entrance







# AVAILABILITY

FLOOR	SQ FT	SQ M
5th	1,776	165
4th	1,830	170
3rd	1,819	169
2nd	1,819	169
1st	1,776	165
Ground (Retail, showroom or grand arrival experience)	1,389	129
Ground (Reception)	398	37
Lower Ground	1,345	125
<b>TOTAL</b>	<b>12,152</b>	<b>1,129</b>

# HIGHLIGHTS



Remodelled landmark building



New reception



Passenger lift



Exceptional new end of trip facilities



Excellent natural light throughout



Demised WCs on every floor



Targeting EPC B



BREEAM Excellent









# GROUND FLOOR

1,389 SQ FT / 129 SQ M

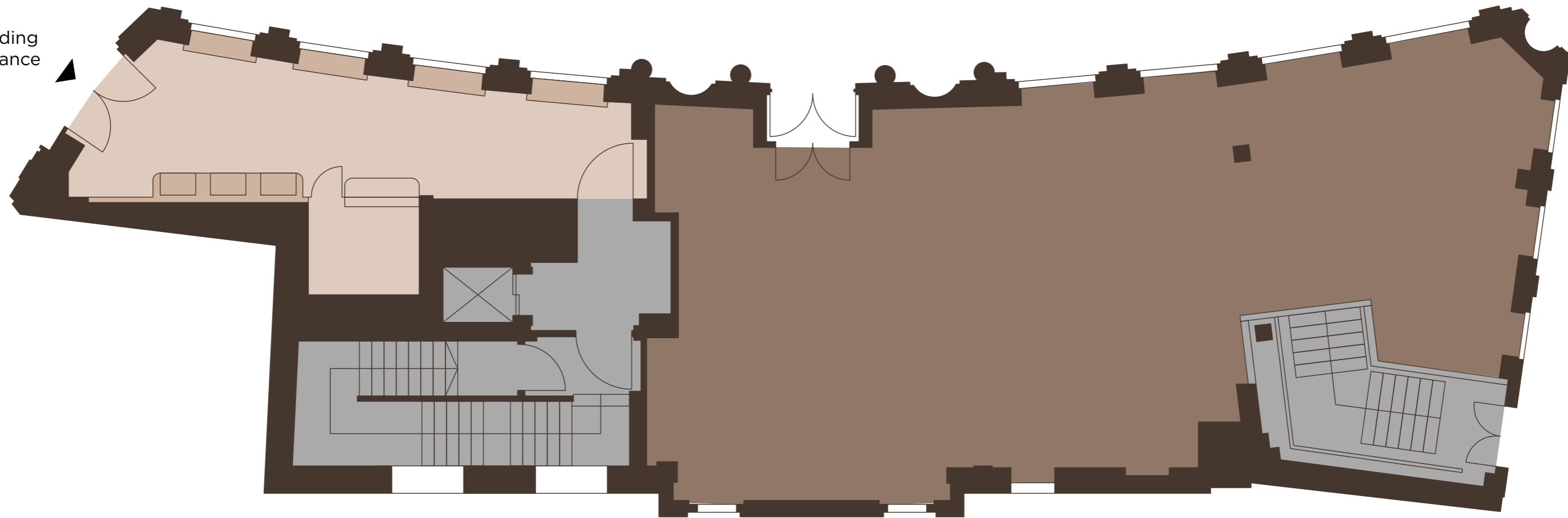
(Retail, showroom or grand arrival experience)

STRAND

MILFORD LANE

ESSEX STREET

Building entrance



- Available space
- Reception
- Core



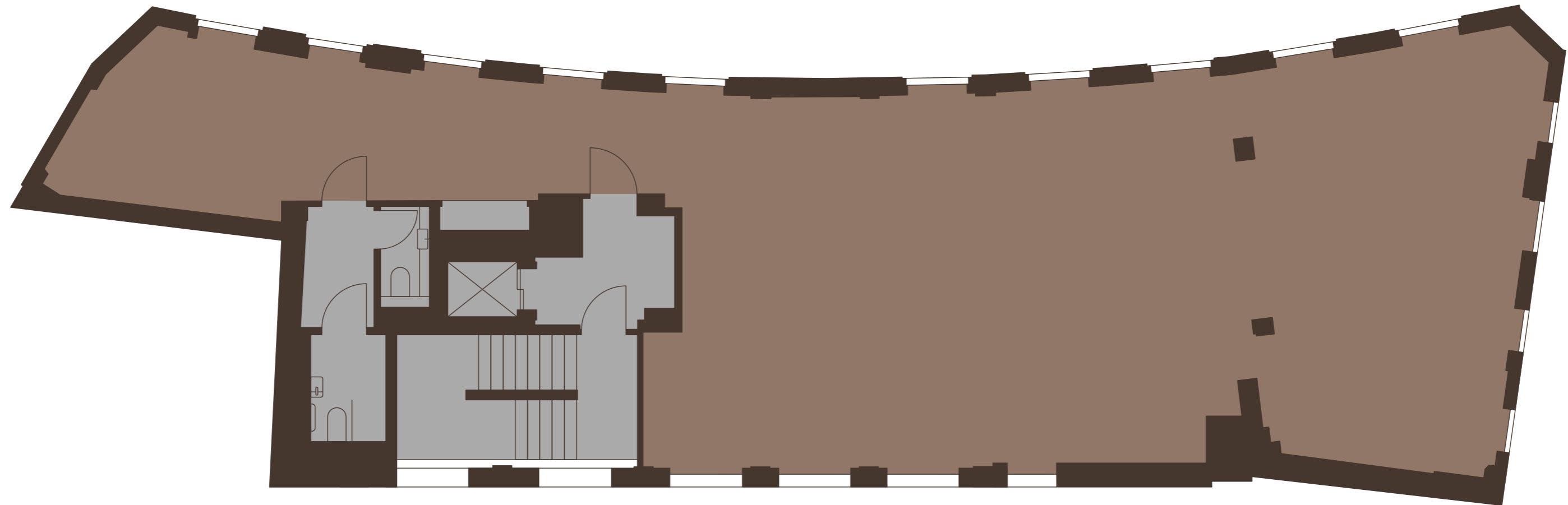
# TYPICAL FLOOR

1,819 SQ FT / 169 SQ M

STRAND

MILFORD LANE

ESSEX STREET



- Office space
- Core



# LOWER GROUND

1,345 SQ FT / 125 SQ M



MILFORD LANE

ESSEX STREET



- Office space
- End of trip
- Core



# SPOILT FOR CHOICE

Surrounded by an exceptional selection of restaurants, leisure facilities, cafés, bars, and hotels, the building is truly spoilt for choice. The area also offers peaceful retreats, with riverside walks and tranquil green spaces just moments away. Six stations are within walking distance, providing convenient access to the Elizabeth line, Underground, and Thameslink services.



Temple Garden



New Street Square



Somerset House





# AMENITY MAP

## RESTAURANTS

1. Atis
2. Barrafinn
3. Balthazar
4. Joe Allen
5. The River
6. Spring
7. Christopher's
8. The Delaunay
9. Bank Restaurant
10. 42 Holborn
11. Coopers
12. ROKA
13. Ikoyi
14. Toklas
15. Cigalon
16. Brasserie Blanc
17. Pegasus
18. Dilieto
19. Kaana
20. CORD
21. Chi Noodle

## LEISURE

1. Garden Cinema
2. Royal Ballet and Opera
3. Somerset House
4. Hunterian Museum

## CAFÉS

1. Blank Street Coffee
2. Sontag
3. WatchHouse
4. Roasting Plant Coffee
5. The Fleet Street Press
6. Chancery Press
7. Harris & Hoole
8. Establishment Coffee
9. Rosslyn Coffee

## BARS

1. The Wild Monkey
2. 180 House
3. The Seven Stars
4. The Pregnant Man
5. Harrild & Sons
6. The White Haus
7. Black Parrot
8. Old Bank of England

## HOTELS

1. NoMad
2. The Savoy
3. ME Hotel
4. Rosewood
5. Hyatt Regency





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**allsop**

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Marketing: [Stuart Chapman Design](#)